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☐ PICK-UP    ☐ WAIT    ☐ MAIL

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(Business Entity Name)

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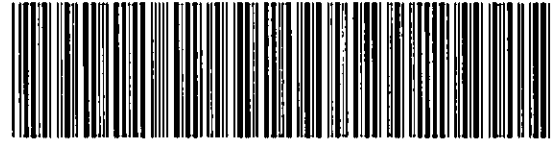
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TALLAHASSEE FL

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## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** Palmera at Lake Ridge Homeowners' Association, Inc., a Florida Not-for-Profit corporation  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: Donna Ferrandi  
Name (Printed or typed)

7777 Glades Road, Suite 400  
Address

Boca Raton, FL 33434  
City, State & Zip

561-477-7800  
Daytime Telephone number

Dferrandi@sbwh.law  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION  
OF  
PALMERA AT LAKE RIDGE HOMEOWNERS' ASSOCIATION, INC.  
a Florida Corporation Not-for-Profit**

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2020 MAR 10 PM 4:58  
CLERK OF DISTRICT COURT  
11th JUDICIAL CIRCUIT  
PALM BEACH COUNTY, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statutes, Chapter 617, hereby adopts the following Articles of Incorporation:

**PREAMBLE**

**14<sup>TH</sup> AVENUE PROGRESSO OWNER LLC**, a Florida limited liability company ("DEVELOPER"), intends to execute and record the DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR PALMERA AT LAKE RIDGE which will encumber and affect the PROPERTY. This ASSOCIATION has been formed as the ASSOCIATION to administer the DECLARATION, and to perform the duties and exercise the powers pursuant to the DECLARATION, as and when the DECLARATION, as amended and/or supplemented, is recorded among the Public Records of Broward County, Florida, with these ARTICLES attached as an exhibit. All of the definitions contained in the DECLARATION shall apply to these ARTICLES and likewise to the BYLAWS of the ASSOCIATION.

**ARTICLE I - NAME AND ADDRESS OF ASSOCIATION**

The name of the corporation is "**PALMERA AT LAKE RIDGE HOMEOWNERS' ASSOCIATION, INC.**," hereinafter referred to as the "ASSOCIATION." The principal office and mailing address of the ASSOCIATION shall be 8230 Banpo Bridge Way, Delray Beach, Florida 33446, or such other place as may subsequently be designated by the Board of Directors.

**ARTICLE II - PURPOSE**

The purposes for which the ASSOCIATION is organized are as follows:

1. To operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes.
2. To enforce and exercise the duties of the ASSOCIATION as provided in the DECLARATION.
3. To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the ASSOCIATION.

### ARTICLE III - POWERS AND DUTIES

The ASSOCIATION shall have the following powers and duties:

1. All of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida.

2. To administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by, the DECLARATION, including, but not limited to, the following:

a. To own, purchase, sell, mortgage, convey, encumber, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.

b. To make and collect ASSESSMENTS against OWNERS to defray the costs, expenses and losses incurred or to be incurred by the ASSOCIATION, and to use the proceeds thereof in the exercise of the ASSOCIATION'S powers and duties.

c. To enforce the provisions of the DECLARATION, these ARTICLES, and the BYLAWS.

d. To make, establish and enforce reasonable rules and regulations governing the use of the COMMON AREAS, the STRUCTURAL COMMON ELEMENTS, the LOTS, the UNITS and other property under the jurisdiction of the ASSOCIATION,, including but not limited to the STORMWATER MANAGEMENT SYSTEM.

e. To grant and modify easements, and to dedicate property owned by the ASSOCIATION to any public or quasi-public agency, authority or utility company for public, utility, drainage and cable television purposes.

f. To borrow money for the purposes of carrying out the powers and duties of the ASSOCIATION.

g. To exercise control over exterior alterations, additions, improvements, or changes in accordance with the terms of the DECLARATION.

h. To obtain insurance as provided by the DECLARATION.

i. To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the ASSOCIATION and for proper operation of the properties for which the ASSOCIATION is responsible, or to contract with others for the performance of such obligations, services and/or duties.

j. To sue or be sued.

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SECRETARY'S OFFICE  
CLERK OF THE CIRCUIT COURT  
IN AND FOR THE COUNTY OF DALLAS, TEXAS

- k. To contract for cable television services for the PROPERTY

#### **ARTICLE IV - MEMBERS**

1. The members of the ASSOCIATION shall consist of all of the record owners LOTS. Membership shall be established as to each LOT upon the recording of the DECLARATION. Upon the transfer of ownership of fee title to, or fee interest in, a LOT, whether by conveyance, devise, judicial decree, foreclosure or otherwise, and upon the recordation among the public records in the county in which the PROPERTY is located of the deed or other instrument establishing the acquisition and designating the LOT affected thereby, the new OWNER designated in such deed or other instrument shall thereupon become a member of the ASSOCIATION, and the membership of the prior OWNER as to the LOT designated shall be terminated; provided, however, that the ASSOCIATION shall not have the responsibility or obligation of recognizing any such change in membership until it has been delivered a true copy of the applicable deed or other instrument, or is otherwise informed of the transfer of ownership of the LOT. Prior to the recording of the DECLARATION, the incorporator shall be the sole member of the ASSOCIATION.

2. The share of each member in the funds and assets of the ASSOCIATION, and the COMMON SURPLUS, and any membership in this ASSOCIATION, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the LOT for which that membership is established.

3. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each LOT. In the event any LOT is owned by more than one person and/or by an entity, the vote for such LOT shall be cast in the manner provided by the BYLAWS. Any person or entity owning more than one LOT shall be entitled to one vote for each LOT owned.

4. The BYLAWS shall provide for an annual meeting of the members of the ASSOCIATION and shall make provision for special meetings.

#### **ARTICLE V - TERM OF EXISTENCE**

The ASSOCIATION shall have perpetual existence.

#### **ARTICLE VI - INCORPORATOR**

The name and address of the initial/original incorporator of the ASSOCIATION is:

**14TH AVENUE PROGRESSO OWNER LLC,  
a Florida limited liability company  
8230 Banpo Bridge Way, Delray Beach, Florida 33446**

## ARTICLE VII - DIRECTORS

1. The property, business and affairs of the ASSOCIATION shall be managed by a BOARD consisting of either three (3) or five (5) directors. The BYLAWS may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the BOARD shall consist of three (3) directors. During the time that DEVELOPER owns any of the LOTS within the PROPERTY, the directors are not required to be members of the ASSOCIATION.

2. All of the duties and powers of the ASSOCIATION existing under the DECLARATION, these ARTICLES and the BYLAWS shall be exercised exclusively by the BOARD, its agents, contractors or employees, subject to approval by the members only when specifically required.

3. The DEVELOPER shall have the right to appoint all of the directors until DEVELOPER has conveyed ninety percent (90%) of the LOTS within the PROPERTY, or until 5 years after the DECLARATION is recorded in the Public Records of Palm Beach County, Florida, whichever occurs first, and thereafter DEVELOPER shall have the right to appoint a majority of the directors so long as the DEVELOPER owns at least one (1) LOT during its ordinary course of business. The DEVELOPER may waive its right to elect one or more directors by written notice to the ASSOCIATION, and thereafter such directors shall be elected by the members. When the DEVELOPER no longer owns any LOT within the PROPERTY, all of the directors shall be elected by the members in the manner provided in the BYLAWS.

4. Directors may be removed and vacancies on the BOARD shall be filled in the manner provided in the BYLAWS, provided that any director appointed by the DEVELOPER may only be removed by the DEVELOPER, and any vacancy on the BOARD shall be appointed by the DEVELOPER if, at the time such vacancy is to be filled, the DEVELOPER is entitled to appoint any such director.

5. The names and addresses of the directors, who shall hold office from this day forward until their successors are duly appointed or elected, are as follows:

MAUREEN BOKZAM  
8230 Banpo Bridge Way  
Delray Beach, Florida 33446

MIKE BOKZAM  
8230 Banpo Bridge Way  
Delray Beach, Florida 33446

DAVID ROWLEY  
8310 Banpo Bridge Way  
Delray Beach, Florida 33446

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CLERK OF DISTRICT COURT  
PALM BEACH COUNTY, FLORIDA

## **ARTICLE VIII - OFFICERS**

The officers of the ASSOCIATION shall be a president, vice president, secretary, treasurer and such other officers as the BOARD may from time to time by resolution create. The officers shall serve at the pleasure of the BOARD, and the BYLAWS may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers. The names and addresses of the officers who shall serve from this day forward until their successors are duly designated by the BOARD are as follows:

President:	MAUREEN BOKZAM 8230 Banpo Bridge Way, Delray Beach, Florida 33446
Vice-President/Secretary:	MIKE BOKZAM 8230 Banpo Bridge Way, Delray Beach, Florida 33446
Treasurer:	DAVID ROWLEY 8310 Banpo Bridge Way, Delray Beach, Florida 33446

## **ARTICLE IX - INDEMNIFICATION**

1. The ASSOCIATION shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the ASSOCIATION) by reason of the fact that he is or was a director, employee, officer or agent of the ASSOCIATION, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with the action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, if he had no reasonable cause to believe his conduct was unlawful; except, that no indemnification shall be made in respect to any claim issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misfeasance or malfeasance in the performance of his duty to the ASSOCIATION unless and only to the extent that the court in which the action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which the court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, that he had no reasonable cause to believe that his conduct was unlawful.

2. To the extent that a director, officer, employee or agent of the ASSOCIATION has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph 1 above, or in defense of any claim, issue or matter therein, he shall be

indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

3. Any indemnification under Paragraph 1 above (unless ordered by a court) shall be made by the ASSOCIATION only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in Paragraph 1 above. Such determination shall be made (a) by the BOARD by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or (c) by approval of the members.

4. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the ASSOCIATION in advance of the final disposition of such action, suit or proceeding as authorized by the BOARD in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the ASSOCIATION as authorized herein.

5. The indemnification provided herein shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any BYLAW, agreement, vote of members or otherwise; and as to action taken in an official capacity while holding office, shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

6. The ASSOCIATION shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the ASSOCIATION, or is or was serving at the request of the ASSOCIATION as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the ASSOCIATION would have the power to indemnify him against such liability under the provisions of this Article.

#### **ARTICLE X - BYLAWS**

BYLAWS shall be adopted by the BOARD and may be altered, amended or rescinded by the DEVELOPER, the Directors and/or members in the manner provided by the BYLAWS.

#### **ARTICLE XI - AMENDMENTS**

Amendments to these ARTICLES shall be proposed and adopted in the following manner:



1. A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.

2. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the BYLAWS for the giving of notice of a meeting of the members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

3. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the entire membership of the ASSOCIATION.

4. Any number of amendments may be submitted to the members and voted upon by them at any one meeting.

5. If all of the directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these ARTICLES be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.

6. No amendment shall make any changes in the qualifications for membership nor in the voting rights of members without approval by all of the members and the joinder of all INSTITUTIONAL LENDERS holding mortgages on the LOTS. No amendment shall be made that is in conflict with the DECLARATION. Prior to the closing of the sale and conveyance by DEVELOPER of all LOTS, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the DEVELOPER, including, but not limited to, any right of the DEVELOPER to appoint directors pursuant to Article VII, unless the DEVELOPER shall join in the execution of the amendment.

7. No amendment to these ARTICLES shall be made which discriminates against any OWNER, or affects less than all of the OWNERS within the PROPERTY, without the written approval of all of the OWNERS so discriminated against or affected.

8. Notwithstanding anything herein to the contrary, so long as the DEVELOPER is entitled to appoint a majority of the directors of the ASSOCIATION, the DEVELOPER shall, subject to the provisions of Paragraph 6 and 7 of this Article XI, have the right to unilaterally amend these ARTICLES without the joinder or approval of the BOARD, any member, any INSTITUTIONAL LENDER or any other PERSON.

9. Upon the approval of an amendment to these ARTICLES, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of the county in which the PROPERTY is located.

## ARTICLE XII - DISSOLUTION

In the event of dissolution or final liquidation of the ASSOCIATION, the assets, both real and personal, of the ASSOCIATION, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the ASSOCIATION. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization, to be devoted to purposes as nearly as practicable to the same as those to which they were required to be devoted by the ASSOCIATION. No such disposition of ASSOCIATION properties shall be effective to divest or diminish any right or title of any OWNER vested in such OWNER under the recorded DECLARATION unless made in accordance with the provisions of the DECLARATION. In the event of dissolution (or final liquidation) of the ASSOCIATION, the responsibility and operation of the STORMWATER MANAGEMENT SYSTEM must be transferred to and accepted by the South Florida Water Management District or other agency which complies with Rule 62-330.310 of the Florida Administrative Code prior to such dissolution (or final liquidation).

## ARTICLE XIII

### REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

The current registered agent and office of the ASSOCIATION shall be **14TH AVENUE PROGRESSO OWNER LLC, 8230 Banpo Bridge Way, Delray Beach, Florida 33446.**

WHEREFORE, the DEVELOPER and the current Registered Agent have executed these ARTICLES on this 9 day of November, 2018.

### DEVELOPER -and- REGISTERED AGENT

**14<sup>TH</sup> AVENUE PROGRESSO OWNER LLC,**

**a Florida limited liability company**

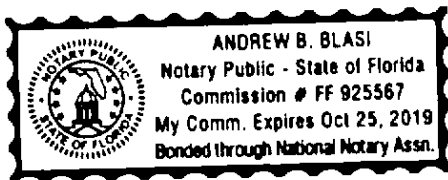
**By: PINNACLE PROPERTY INVESTORS  
LLC, a Florida limited liability company,  
It's Manager**

By:   
Maureen Bokzam, Manager

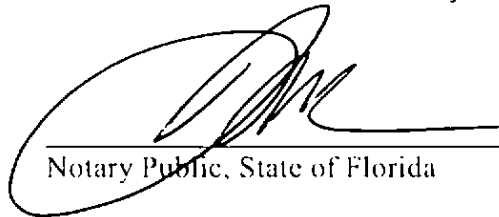
**FILED**  
2020 MAR 10 PM 4:58  
CLERK OF DISTRICT COURT  
NINTH JUDICIAL CIRCUIT  
MIAMI, FLORIDA

STATE OF FLORIDA                    )  
  ) SS.  
COUNTY OF PALM BEACH        )

The foregoing instrument was acknowledged before me this 9 day of November, 2018, by Maureen Bokzam, as Manager of **PINNACLE PROPERTY INVESTORS LLC, a Florida limited liability company, the Manager of 14<sup>TH</sup> AVENUE PROGRESSO OWNER LLC, a Florida limited liability company**, [    ] who is personally known to me, or [ X ] who has produced Florida Driver's License as identification, for the purposes therein expressed on behalf of the said limited liability company.



My commission expires:

  
\_\_\_\_\_  
Notary Public, State of Florida  
(Notary Seal)

**FILED**  
2020 MAR 10 PM 4:58  
TALLAHASSEE  
STATE  
NOTARY PUBLIC